

MONTGOMERY COUNTY SMART GROWTH INITIATIVE

January 2009



Cover: County Service Park

© 2008 Microsoft Corporation © 2008 NAVTEQ © AND
Image courtesy of USGS

WHAT IS THE SMART GROWTH INITIATIVE?

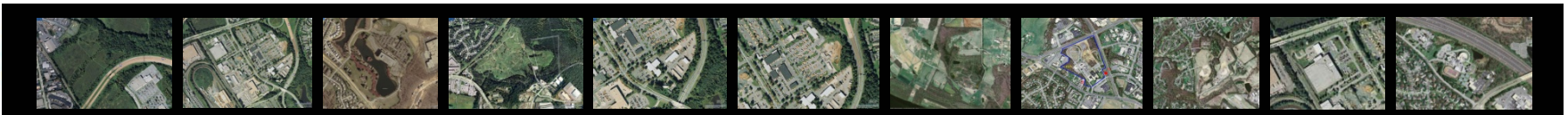
We must meet the needs of the present without compromising the ability of future generations to meet their own needs.

Decisions and policies today will affect the County of tomorrow. As the County looks to its future – we have important considerations:

- ❖ **Quality high paying jobs**
- ❖ **Sufficient and affordable housing -- near mass transit**
- ❖ **Redevelopment and clean-up of old industrial sites**
- ❖ **Needed and overdue investments in County government facilities**
- ❖ **Preservation of our agriculture reserve**

How and where do we invest our valuable resources to:

- 1) advance key economic priorities,
- 2) implement new transit oriented development communities; and
- 3) meet our needs

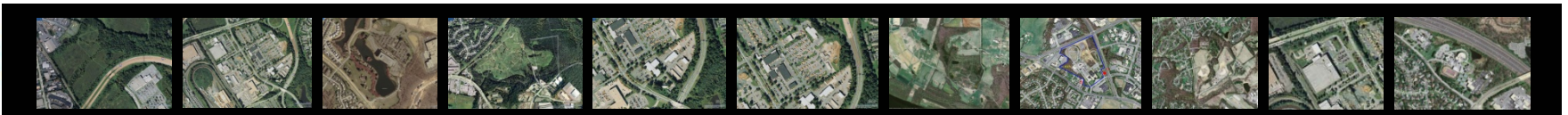


REVENUE NEUTRAL

Leveraging assets and budgets to accomplish the *Smart Growth Initiative* in a way that is overall revenue neutral:

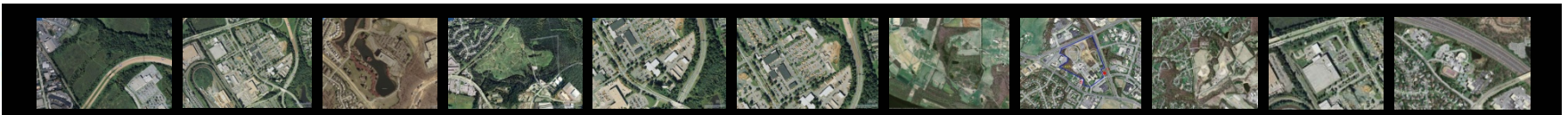
Previously approved reconstruction
+ Pending reconstruction needs
+ Land values
+ Eliminated leases
+ Avoided leases
+ New net tax revenues

= Costs of new land and facilities



We will accomplish:

- TOD by implementing the Shady Grove Sector Plan -- thousands of new housing units will be created in an Urban Village near the Metro
- Clean up a Brownfields site turning old industrial area into a “Smart Growth” area.
- Create higher paying jobs in a transit oriented bioscience enclave at the Shady Grove Life Sciences Center adjacent to higher education campuses where scientists can live, learn, work, collaborate and enjoy life.
 - Keep our economy competitive -- nationally and internationally
 - Protect prior investment
- Modernize important public facilities such as;
 - the Public Safety Training Academy has severe space limitations and is in need of tens of millions of dollars in improvements;
 - Police headquarters is old, over-crowded and wholly inadequate;
 - the transportation maintenance depot at Shady Grove is too small and needs major renovation, and
 - the liquor warehouse is undersized at its current location
- Reduce the staggering \$22 Million that we spend annually on rent payments
- Create opportunities to protect our agricultural reserve

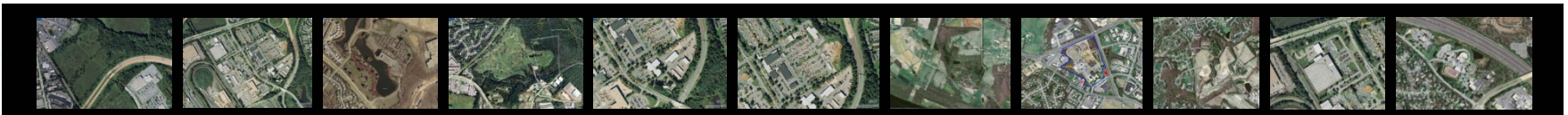


Why Do We Need to Think and Plan for the Future?

Population will continue to grow -- need housing and quality jobs and government services

Costs of services will continue to increase

Economy needs to be healthy and robust now and in the future



Where Do County Revenues Come From?

▪ Property Taxes	34.5%
▪ Income Taxes	33.5%
▪ Transfer & Recordation Taxes	3.8%
▪ Other taxes	4.7%
▪ Charges for service & licenses	1.7%
▪ Intergovernmental	14.3%
▪ Fines & Miscellaneous	3.1%
▪ Net transfers	0.8%
▪ Prior Year reserves	3.6%



What are the Opportunities?

Jobs –

Construction related -- design and construction

Biosciences and supporting

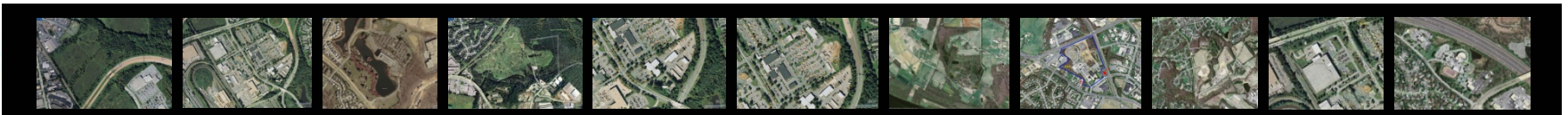
Transit Oriented Development –

CSP West

CSP East

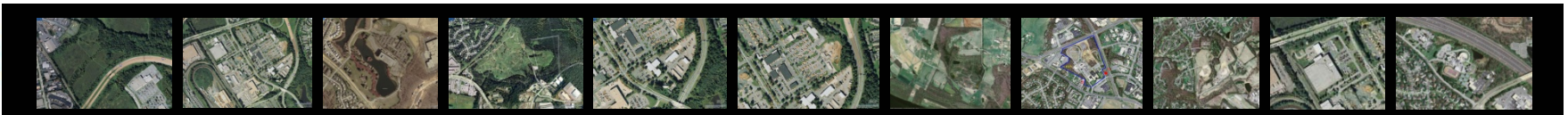
PSTA site

Research Boulevard



Implements Shady Grove Sector Plan

- Relocation of County Service Park is a major goal of the sector plan to create housing opportunities close to Metro
- Contributes to the preservation of the Agricultural Reserve by using TDRs on the County Service Park



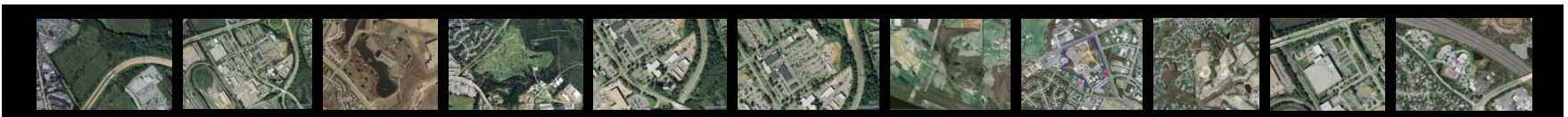
Vision

*Montgomery County as a leader in Biosciences, Green Technology;
and Agricultural Goods and Production*

Why is this vision important?

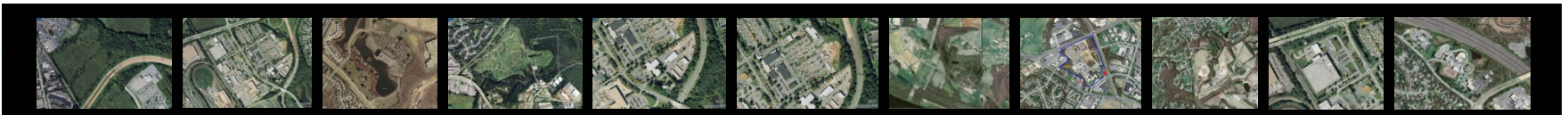
- Economic resilience and sustainability
- Attract and retain scientists
- Create and expand high paying jobs with resulting positive effects
 - Jobs for our Children -- bioscience workers earn a significant wage premium compared with their counterparts in the rest of the private sector. (*Growing the Nation's Bioscience Sector: a Regional Perspective, Battelle, January, 2007*)
 - Other jobs across a broad professional and commercial spectrum
- Educated workforce specific to needs of companies

Montgomery College, University of Maryland at Shady Grove, Johns Hopkins
- Long range economic benefits
 - growing tax base to reduce disproportionate shouldering of burden
- Generation of tax benefits for state will reduce reliance on local government funding
- Protect our investment in Life Sciences



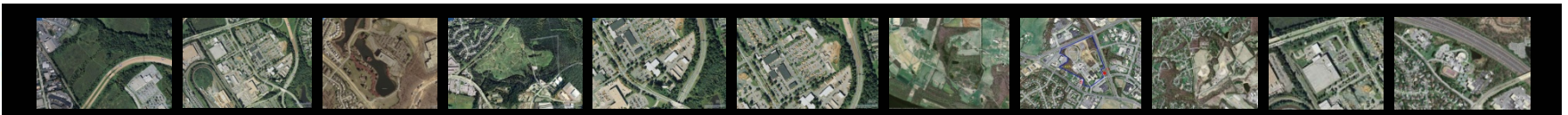
A place for translational research where...

- Scientists will research, live, shop and socialize
- Discoveries will be made, tested, developed and put to market
- We can develop our workforce through education and placement
- We can “home grow” scientists in a strong and vibrant community
 - K-12 programs for students to interact with scientists and be exposed to leading research
 - Undergraduate – where workforce development begins
 - Graduate – a springboard for researchers
- We can place our homegrown scientists in higher paying jobs with related jobs of all types



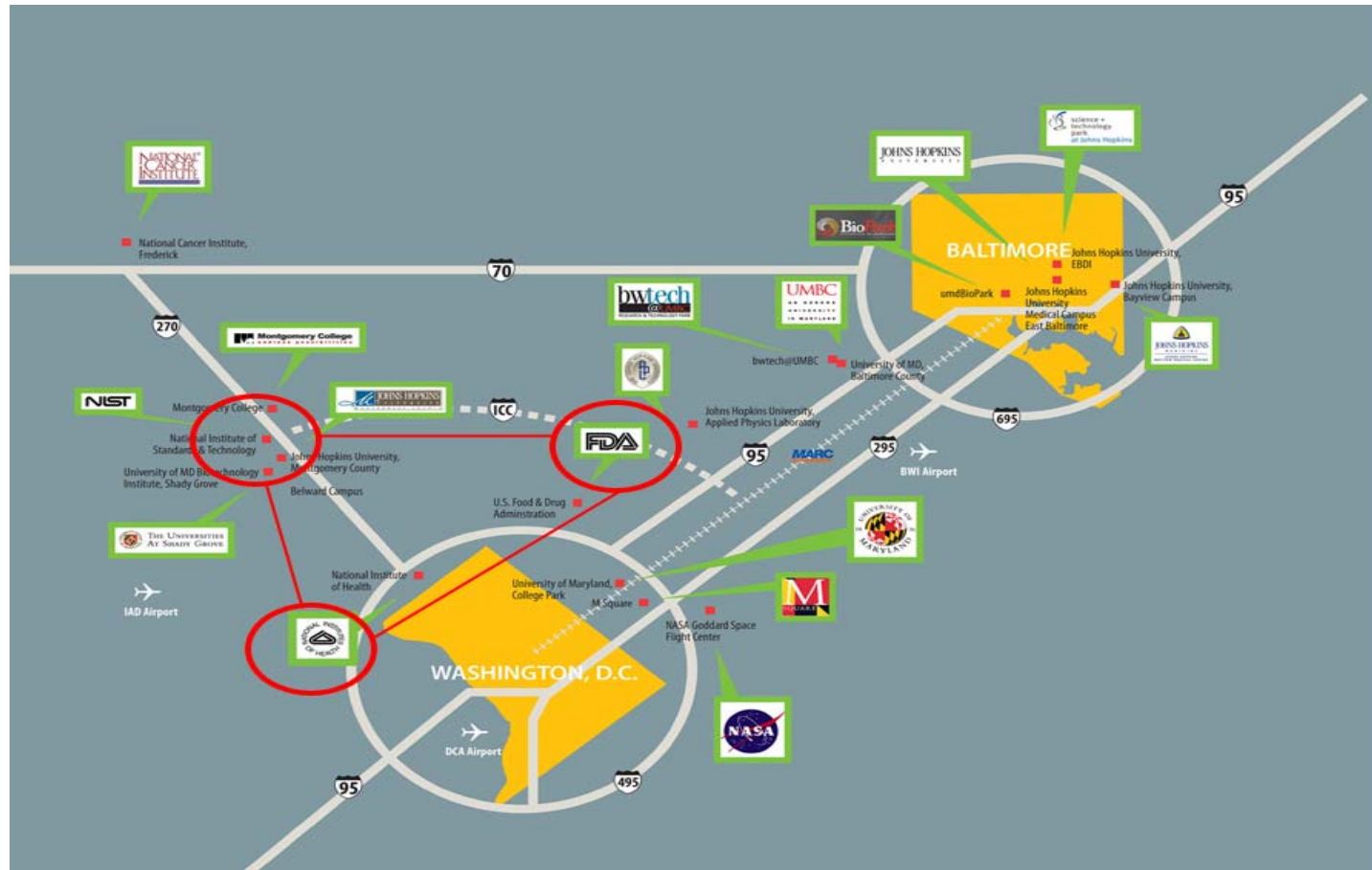
How?

- Blue Ribbon Biosciences Task Force – shaping a strategic plan for biosciences in the County
- Creating the Biosciences Vision
- Making decisions that are not impediments to growth opportunities in future decades
- Land use as a tool to achieve the vision
 - Vibrant mixture of uses – housing related to jobs,
 - Minimize the impact of cars, and promote walking, bicycling, and transit access to employment, education, recreation, entertainment, shopping, and services.
 - Economic development and transportation investments should reinforce these land use patterns, and the ability to move people and goods by non-automobile alternatives wherever possible.

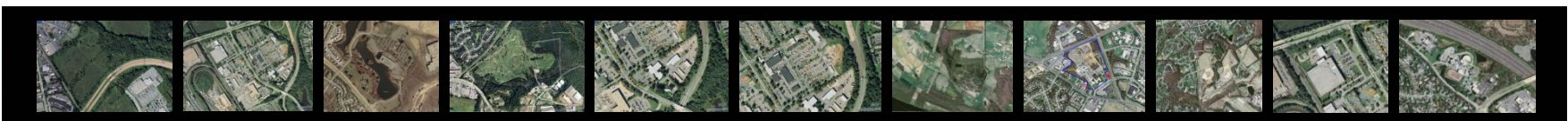


Capitalizing on our assets for higher paying science-based jobs

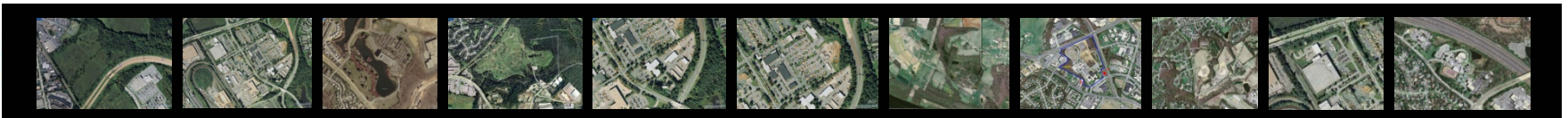
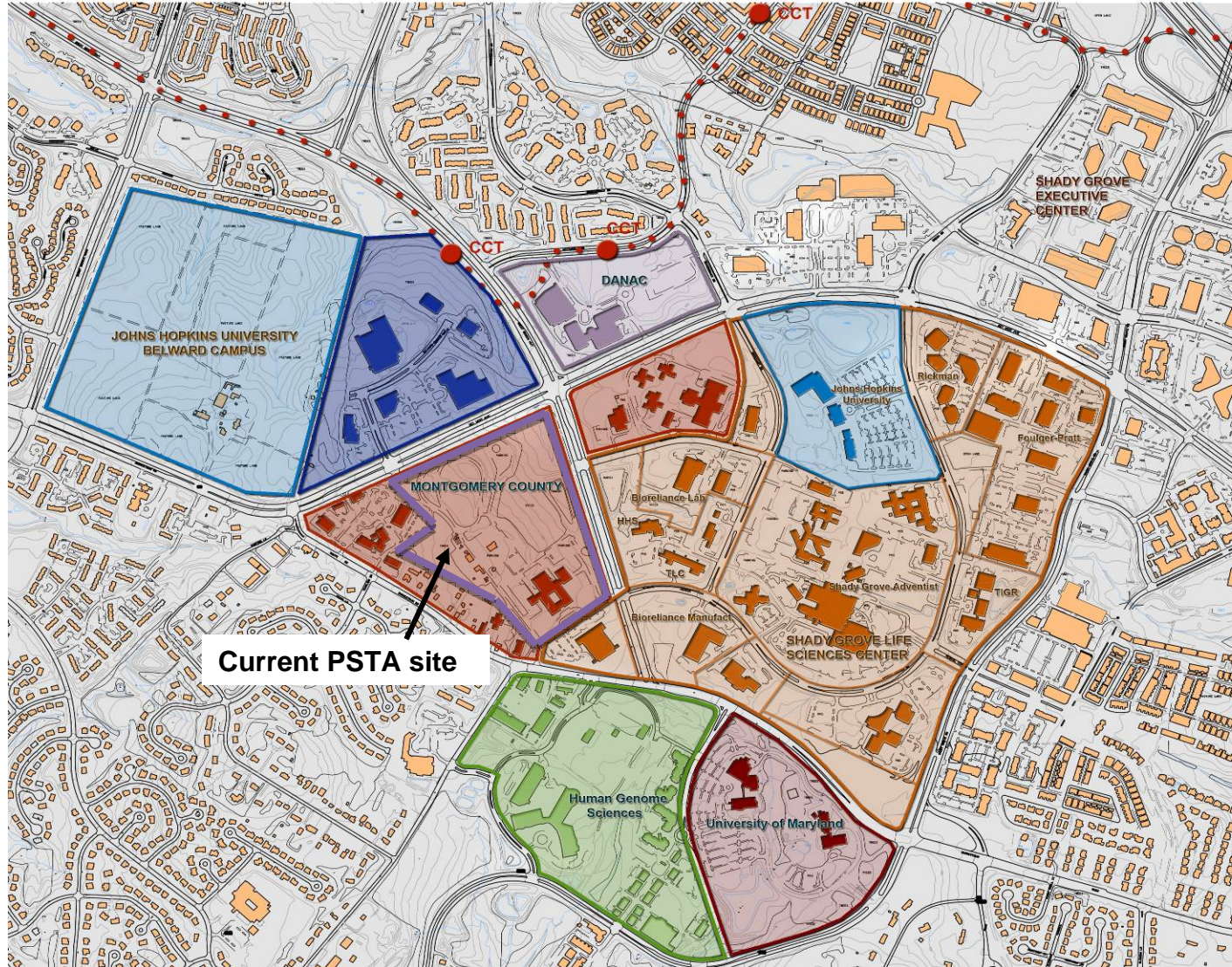
NIH, FDA & the SGLSC Portal Mobilizing the Region's Applied Science Assets



Montgomery County's Applied Research Triangle Within Maryland's Life Sciences Research Cluster



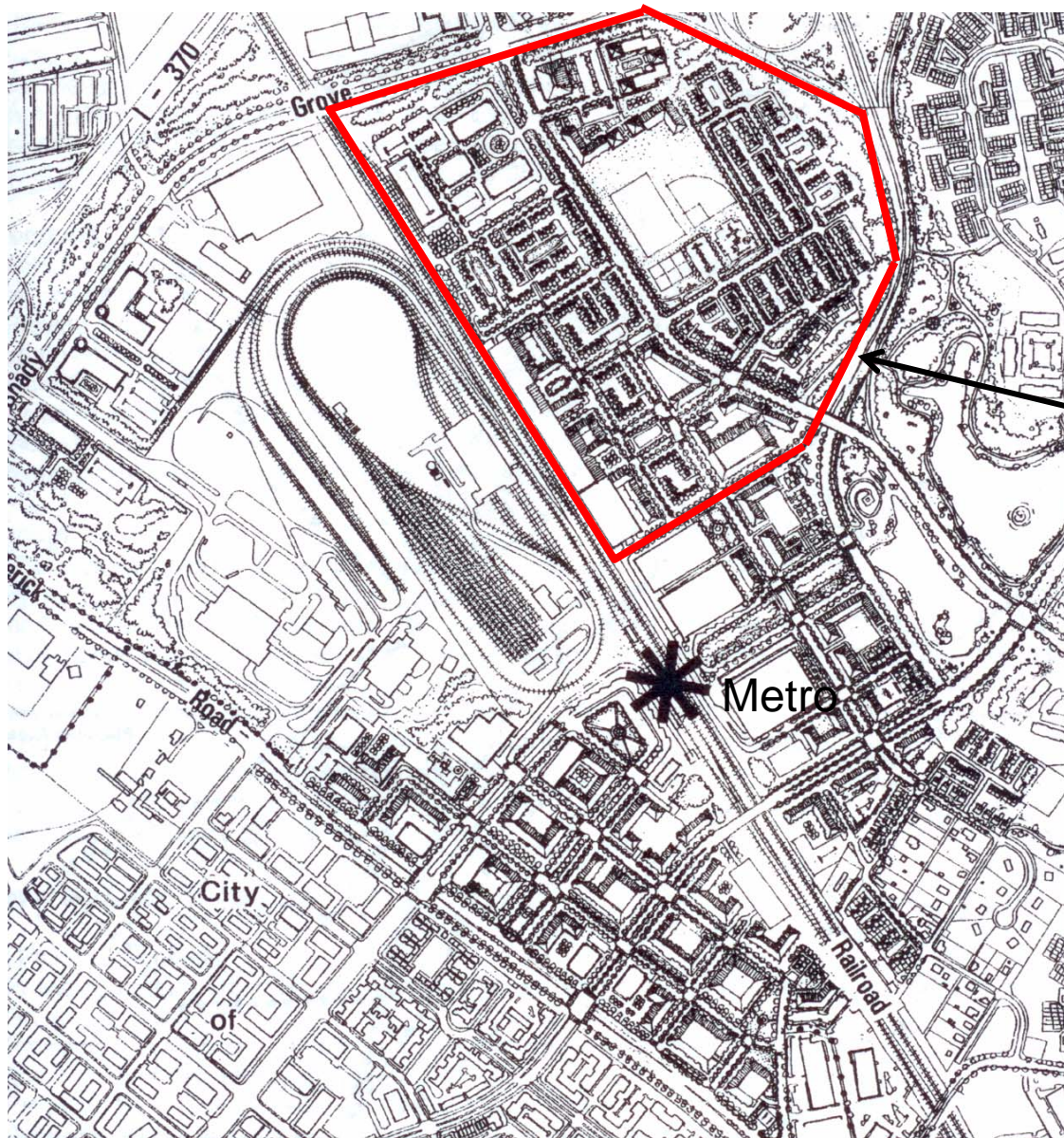
Bioscience Planning Area





**PSTA Site
52 acres**





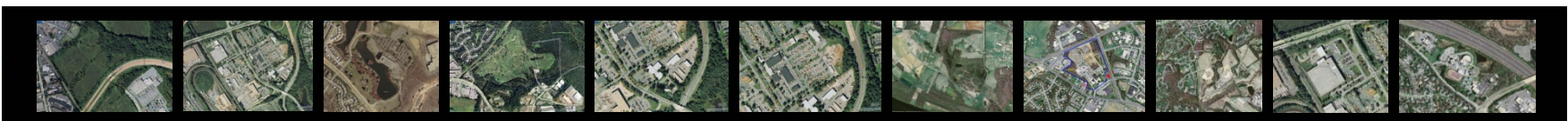
Shady Grove Sector
Plan – Urban Village
TOD

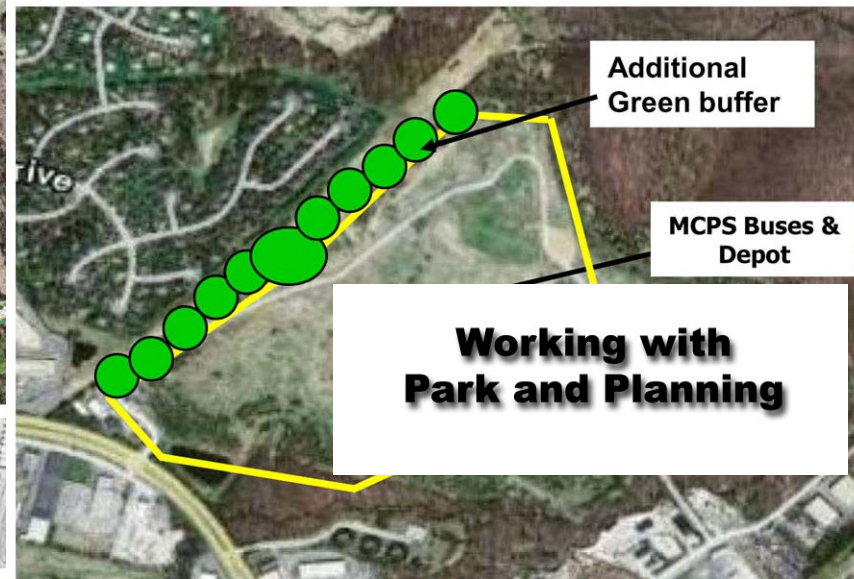
County
properties

Metro

Shady Grove
Metro Station

Sector Plan
7.2004





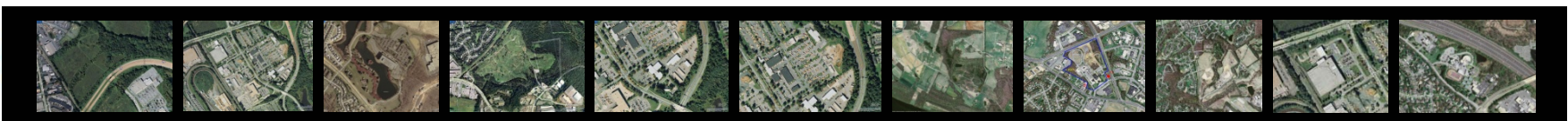
Branch
Service Park
92 acres

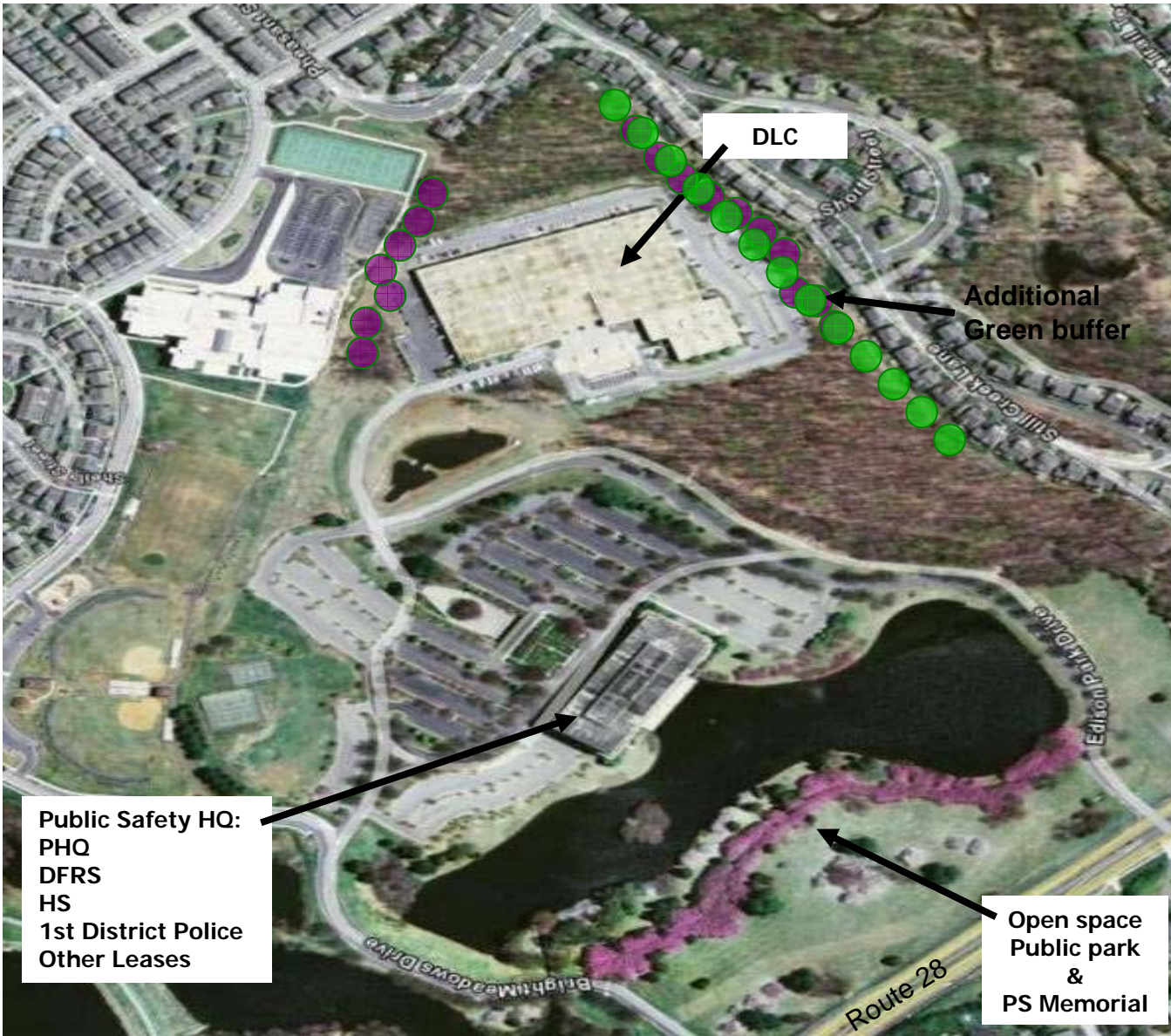




Study Site

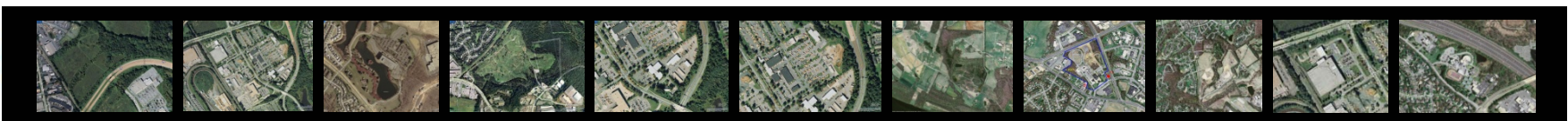
Gude Landfill
 Approx 100 acres
35 Usable





No plans for expansion

GE Technology Park
52 acres & Finmarc
36 acres

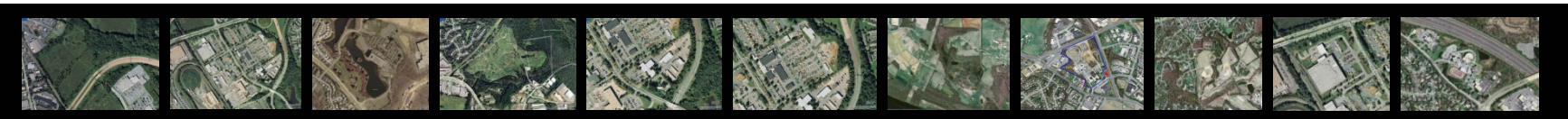




■ Approximately 41 buildable acres to include:

- Buffer area and possible hiking trails to nearby park
- 13 warehouses replaced with a campus including a classroom building, a fire safety training structure and a food distribution warehouse

Possible new PSTA conceptual site layout



- Montgomery County
- Building for the Future
- Thank you.

